

**United States Bankruptcy Court
Central District of California
Los Angeles
Sheri Bluebond, Presiding
Courtroom 1539 Calendar**

Tuesday, September 12, 2023

Hearing Room 1539

10:00 AM
2:00-00000

Chapter

#0.00 All hearings scheduled for today are now simultaneously 1) In person in Courtroom 1539; 2) Via ZoomGov Video; 3) Via ZoomGov Audio. Parties are free to choose any of these options, unless otherwise ordered by the Court. Parties electing to appear in person shall comply with all requirements regarding social distancing, use of face masks, etc. which will be in effect at the time of the hearing and should be aware that (1) all parties will be required to wear a mask at all times, even when presenting oral argument and (2) Judge Bluebond will not be wearing a mask.

Parties in interest and members of the public may connect to the video and audio feeds, free of charge, using the connection information provided below.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required **but you must still notify Chambers at [Chambers SBluebond@cacb.uscourts.gov](mailto:SBluebond@cacb.uscourts.gov) of your appearance.** The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

For more information on appearing before Judge Bluebond by ZoomGov, please see the information on the Court's website at:
<https://www.cacb.uscourts.gov/judges/honorable-sheri-bluebond> under the tab, **"Phone/Video Appearances."**

Hearing conducted by ZOOMGov.

Video/audio web address: <https://cacb.zoomgov.com/j/16161090855>

ZoomGov meeting number: 161 6109 0855

Password: 148508

Telephone conference lines: 1 (669) 254 5252 or 1 (646) 828 7666

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(when prompted, enter meeting number and password shown above)

Judge Bluebond seeks to maintain a courtroom environment (both online and in person) in which all persons are treated with dignity and respect, irrespective of their gender identity, expression or preference. To that end, individuals appearing before the Court are invited to identify their preferred pronouns (e.g., he, she, they, etc.) and their preferred honorific (e.g., Mr., Miss, Ms., Mrs., Mx, M, etc.). Individuals may do so by advising the Courtroom Deputy or Judge prior to any appearance and/or, in the case of remote hearings, by providing this information in the person's screen name in ZoomGov.

Docket 0

**United States Bankruptcy Court
Central District of California
Los Angeles
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Tuesday, September 12, 2023

Hearing Room 1539

10:00 AM

2:13-25661 Chonghee Jane Kim

Chapter 7

#1.00 Notice of motion and motion for relief from the automatic stay with supporting declarations REAL PROPERTY RE: 3841 Shannon Road, Los Angeles, CA 90027 .

MOVANT: The Bank of New York Mellon fka The Bank of New York as Successor Indenture Trustee to JPMorgan Chase Bank, National Association for CWHEQ Revolving Home Equity Loan Trust, Series 2006-F, its successors and/ or assigns in interest

Docket 162

Party Information

Debtor(s):

Chonghee Jane Kim

Represented By
Young K Chang
Rosendo Gonzalez

Movant(s):

The Bank of New York Mellon fka

Represented By
Renee M Parker

Trustee(s):

Edward M Wolkowitz (TR)

Represented By
Matthew Abbasi

**United States Bankruptcy Court
Central District of California
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Tuesday, September 12, 2023

Hearing Room 1539

10:00 AM

2:23-14820 James Capital Advisors, Inc.

Chapter 7

#2.00 Notice of motion and motion for relief from automatic stay with supporting declarations ACTION IN NON-BANKRUPTCY FORUM RE: **James Mandel JV, LLC v. James Capital Advisors, American Arbitration Association; Docket Number: 01-23-000-5158**

MOVANT: Chelsea Mandel II, LLC, on behalf of itself and in a derivative capacity for James Mandel JV, LLC

Docket 30

Party Information

Debtor(s):

James Capital Advisors, Inc.

Represented By
Anthony A. Friedman

Movant(s):

Chelsea Mandel II, LLC

Represented By
Brian K Condon

James Mandel JV, LLC

Represented By
Brian K Condon

Trustee(s):

Carolyn A Dye (TR)

Represented By
Alphamorlai Lamine Kebeh
Zev Shechtman
Aaron E. DE Leest

**United States Bankruptcy Court
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10:00 AM

2:23-15519 17841 Palora Manor LLC

Chapter 11

#3.00 Order To Show Cause Why Chapter 11 Trustee Should Not Be Appointed Or
Bankruptcy Case Should Not Be Converted To Chapter 7 Or Dismissed

Docket 8

Party Information

Debtor(s):

17841 Palora Manor LLC

Represented By
Jon H Freis

**United States Bankruptcy Court
Central District of California
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Tuesday, September 12, 2023

Hearing Room 1539

10:00 AM

2:23-15520 Olympic Holdings, LLC.

Chapter 11

**#4.00 Order To Show Cause Why Chapter 11 Trustee Should Not Be Appointed Or
Bankruptcy Case Should Not Be Converted To Chapter 7 Or Dismissed**

Docket 7

Party Information

Debtor(s):

Olympic Holdings, LLC.

Represented By
Jon H Freis

**United States Bankruptcy Court
Central District of California
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Tuesday, September 12, 2023

Hearing Room 1539

2:00 PM

2:17-22698 Jose Antonio Zamora

Chapter 7

Adv#: 2:22-01149 Gonzalez, Chapter 7 Trustee v. De La Madrid

#200.00 Status Conference re: 11 (Recovery of money/property - 542 turnover of property)), (72 (Injunctive relief - other)) against Danniell De La Madrid, LLamas Estate, LLC, Muziknewum, LTD, Castizo Holdings, LLC, Muzikneum Nevada Irrevocable Spendthrift Trust.

fr: 9-27-22; 11-9-22; 1-24-23; 4-18-23; 5-2-23; 6-6-23

Docket 1

Party Information

Debtor(s):

Jose Antonio Zamora	Pro Se
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Defendant(s):

Danniell De La Madrid	Pro Se
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Joint Debtor(s):

Martha Delia Zamora	Pro Se
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Plaintiff(s):

Rosendo Gonzalez, Chapter 7	Represented By Rosendo Gonzalez
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Trustee(s):

Rosendo Gonzalez (TR)	Represented By Rosendo Gonzalez
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**United States Bankruptcy Court
Central District of California
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Tuesday, September 12, 2023

Hearing Room 1539

2:00 PM

2:20-12042 Mark Abbey Slotkin

Chapter 7

Adv#: 2:22-01165 Miller, Chapter 7 Trustee v. Southwest Guaranty Investors, Ltd.

#201.00 Status Conference re:14 (Recovery of money/property - other)),(21 (Validity, priority or extent of lien or other interest in property)),(91 (Declaratory judgment Complaint by Elissa D. Miller, Chapter 7 Trustee against Southwest Guaranty Investors, Ltd.

fr: 11-1-22; 1-10-23; 4-11-23; 5-2-23; 6-7-23

Docket 1

Party Information

Debtor(s):

Mark Abbey Slotkin

Represented By
Leslie A Cohen

Defendant(s):

Southwest Guaranty Investors, Ltd.

Pro Se

Plaintiff(s):

Elissa D. Miller, Chapter 7 Trustee

Represented By
Robyn B Sokol

Trustee(s):

Elissa Miller (TR)

Represented By
Robyn B Sokol
Jessica Wellington
Elissa Miller

**United States Bankruptcy Court
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2:21-11188 Glenroy Coachella, LLC

Chapter 7

Adv#: 2:23-01079 Marshack (TR) v. Jairmichael Group

#202.00 Status Conference re: 01 (Determination of removed claim or cause) Complaint
by Richard A. Marshack (TR) against Jairmichael Group

fr: 5-2-23; 6-27-23

Docket 1

Party Information

Debtor(s):

Glenroy Coachella, LLC

Represented By
Daniel J Weintraub
Crystle Jane Lindsey
James R Selth

Defendant(s):

Jairmichael Group

Pro Se

Plaintiff(s):

Richard A. Marshack (TR)

Represented By
D Edward Hays
Chad V Haes

Trustee(s):

Richard A Marshack (TR)

Represented By
Chad V Haes
D Edward Hays

**United States Bankruptcy Court
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2:21-14449 Alex A. Khadavi

Chapter 7

Adv#: 2:22-01189 United States Trustee for the Central District of v. Khadavi

#203.00 Plaintiff's Notice of Motion and Motion (1) For Terminating Sanctions; or (2) to Extend the Discovery Cutoff for the Plaintiff Only to October 31, 2023

Docket 36

Party Information

Debtor(s):

Alex A. Khadavi

Represented By
Jeffrey S Benice

Defendant(s):

Alex A. Khadavi

Represented By
Jeffrey S Benice
Kelly L Morrison

Movant(s):

United States Trustee for the Central

Represented By
Kelly L Morrison

Plaintiff(s):

United States Trustee for the Central

Represented By
Kelly L Morrison

Trustee(s):

Jason M Rund (TR)

Represented By
Keith Patrick Banner

**United States Bankruptcy Court
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Hearing Room 1539

2:00 PM

2:21-14449 Alex A. Khadavi

Chapter 7

Adv#: 2:22-01189 United States Trustee for the Central District of v. Khadavi

#204.00 Status Conference re: 41 (Objection / revocation of discharge - 727(c),(d),(e)
Complaint by United States Trustee for the Central District of California, Region
16 against Alex A. Khadavi

fr: 1-10-23; 4-18-23; 5-2-23; 8-29-23

Docket 1

Party Information

Debtor(s):

Alex A. Khadavi

Pro Se

Defendant(s):

Alex A. Khadavi

Pro Se

Plaintiff(s):

United States Trustee for the Central

Represented By
Kelly L Morrison

Trustee(s):

Jason M Rund (TR)

Represented By
Keith Patrick Banner

**United States Bankruptcy Court
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2:22-12577 Kirk Brown

Chapter 7

Adv#: 2:22-01150 Chamouille v. Brown

#205.00 Status Conference re: 41 (Objection / revocation of discharge - 727(c),(d),(e)
Complaint by Roxana K. Chamouille against Kirk Brown

fr. 9-27-22; 12-13-22; 3-14-23

Docket 1

Party Information

Debtor(s):

Kirk Brown

Pro Se

Defendant(s):

Kirk Brown

Pro Se

Plaintiff(s):

Roxana K. Chamouille

Represented By
Nicholas S Couchot
Anthony J Napolitano
Jason E Goldstein

Trustee(s):

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court
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2:22-14165 Treetop Development, LLC

Chapter 11

Adv#: 2:22-01178 Treetop Development, LLC v. Skylark Capital Management, LLC

#206.00 Status Conference re: 14 (Recovery of money/property - other)), (21 (Validity, priority or extent of lien or other interest in property)), (81 (Subordination of claim or interest)), (91 (Declaratory judgment)), (02 (Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy) Complaint by Treetop Development, LLC against Skylark Capital Management, LLC

fr: 11-29-22; 12-13-22; 2-28-23; 6-6-23

Docket 1

Party Information

Debtor(s):

Treetop Development, LLC

Represented By
Lewis R Landau
David J Williams

Defendant(s):

Skylark Capital Management, LLC

Pro Se

Plaintiff(s):

Treetop Development, LLC

Represented By
David J Williams